Development Management – Delegated Officer Report **Date; 05/08/2024**

Application Number	**AWDM/0666/24**
Address	**Glebe House Upper West Lane Lancing West Sussex BN15 0EX**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 to 3 metres and crown thin up to 15% one Beech tree, and to reduce radial spread to allow clearance to Eastern side of building up to 2 metres three Holm Oak trees in the North Lancing Conservation Area.**

Date of site visit: 16/07/24

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to four large mature trees; three Holm Oaks on the Eastern boundary of the rear garden and one Beech on the southern boundary of the side garden. The trees are a prominent part of the local landscape and make a contribution to the character and visual amenities of the North lancing Conservation Area.

Consent is sought to reduce crown height and radial spread and crown thin the Beech tree, and to reduce radial spread to allow clearance to the Eastern side of building three Holm Oak trees.

The reasons for the works are primarily in the interests of safety, abating nuisance, light issues and amenity value.

Consultations: Letter sent to the Adur Conservation Area Advice Group who did not respond.

Representations: None received.

Relevant Planning History

1975: The North Lancing Conservation Area designated under section 277 of the Town and Country Planning Act 1971, As Amended by the Town and Country Amenities Act 1974, by the Adur District Council on the 28th July 1975.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to Fell and replace one Willow tree in the North Lancing Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to trim back by up to 2m on southern side over boundary with 2 Grantsmead T1 Conifer tree.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Nispero tree in the North Lancing.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Yew tree in the North Lancing Conservation Area.

Planning Assessment

The trees are four large matures growing in the rear and side gardens of Glebe House Upper West lane. The Beech tree is adjacent to properties in Grantsmead, the three Holm Oaks each bordering the Vicarage 63 Manor Road Lancing. The trees are prominent to the area, and can be seen from many views. The trees are:

Beech T1
The tree has a large diameter compound single stem to 2.25 metres with some distorted and twisted growth from 2 metres and the main tall secondary stems emerging from 2.25 metres. The Southside of the tree has been repeatedly reduced. The main crown is dense and wide spread with some over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2 to 3 metres and crown thin up to 15%. The works are to contain the size and spread of the tree and allow more light and air to pass through the crown.

Holm Oak T2
The Holm Oak trees are in a linear group from near the Northeast corner of the rear garden to the centre of the Eastern boundary of the side garden. The Holm Oak T2 is single stemmed to 6 metres where it then divides into 2 to 3 main upright stems that each support several stems and laterals forming a wide array.

Holm Oak T3
This tree has a cluster of slightly more slender stems from near ground level that mostly persist to the top with the outer stems arching over, and forming a wide array.

Holm Oak T4
Located at the southern end this is the largest and possibly oldest of three trees. The tree has two large stems from a common source above ground level that each divide from 2 to 2.25 metres into large mostly upright stems that divide again from 6 to 7 metres and support wide spread arching laterals.

The main crown of the tree trees is combined, dense and wide spread with many over extended laterals. The proposed works for all three trees are to reduce radial spread to allow clearance to the Eastern side of the building up to 2 metres. The works are to contain the spread of the trees, and abate possible future nuisance.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the North Lancing Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 05/08/2024

Authorised by: PB Date: 5/8/24